



Housing Morphology in Clerkenwell

Spa Green Estate

Fieldwork & Analysis carried out by Eleftheria Tseliou & Patricia Ribeiro



Land Use - Ground Floor

CHARACTER OF THE AREA

Spa Green Estate is located within a mixed-use area and is well provided by a number of catering, retail, cultural and commercial services as well as education premises such as a nursery school, a primary school and the City University of London.

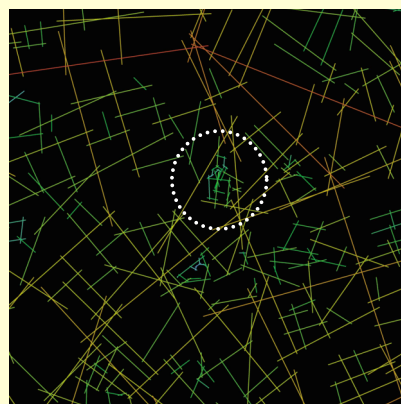
-Ground floor uses: a nursery school is located in the original site planned by Tecton, in addition there is a local primary school opposite the nursery to the south of the site. Retail and catering services are available in almost all adjacent blocks. Sadler Wells Theatre and a hotel is located to the north-west. There are numerous commercial and public offices at the intersection of St. John Street and Rosebery Av. after the long stretch of late Georgian terraces.

-First floor and above first floor uses: mostly residential premises with the obvious exception of Sadler Wells and hotel to the north-west as well as a few commercial and public offices towards the northern end of St. John Street.

BACKGROUND

Spa Green Estate was first projected by Tecton in 1938 and finalised after the war by Skinner, Bailey and Lubetkin. It was the first social housing scheme built under the sponsorship of the Metropolitan Borough of Finsbury and embodies most of the post-war ideals of clean, healthy and dignified living standards. It is located in the northern part of Clerkenwell where development has mostly been residential. The scheme is composed by 3 free-standing residential blocks, a nursery and a publicly accessible garden. The streets surrounding the estate are well integrated within the global area.

| Variable | Value |
|-------------------------------------|--------|
| Number of axial lines | 4759 |
| Mean Global Integration (Radius n) | 1.2573 |
| Mean Local Integration (Radius 3) | 2.6259 |
| Mean Depth from Most Integrated | 7 |
| Mean Integration (Radius=Radius) | 1.7310 |
| No. of Cul-de-sacs (connectivity=1) | 225 |



Axial analysis of Clerkenwell area - Measure Rad/Rad



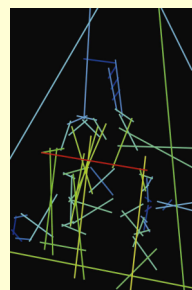
Spa Green Estate - Aerial View

URBAN BLOCK

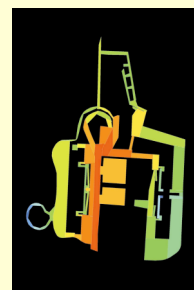
Spa Green Estate is located on a south sloping site with adjoining late Georgian terraces on the west and east and Sadler Wells Theatre to the north-west. It comprises 3 housing blocks creating an internal funnel shaped civic space with integrated emergency traffic system. To provide as much open space as possible, two of the blocks have a max. permissible height of 8 storeys, housing 48 flats each. The third central block is 4/5 storeys high and houses 33 flats, making 129 the total number of flats in the scheme. The blocks have a structural box-frame in reinforced concrete and structural lift cores. External cladding is brick-work and tiles, balconies are painted in indian red.



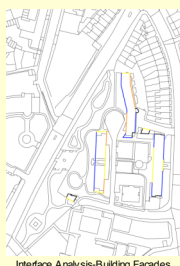
Land Use - Ground Floor



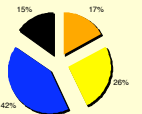
Axial analysis - Global Integration



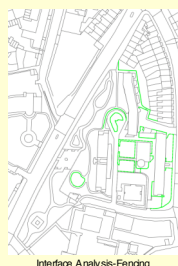
Convex analysis - Global Integration



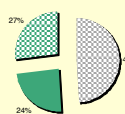
Interface Analysis - Building Facades



- Active frontage
- Doors & windows
- Doors only
- Windows only
- Upper visibility
- Blank wall



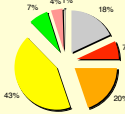
Interface Analysis - Fencing



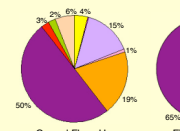
- High opaque fence
- High see-through fence
- Low fence
- Very low fence



Land Area Distribution Map

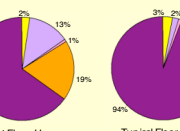


- Buildings
- Roads
- Footpaths
- Playgrounds/public gardens
- Private gardens/leisure
- Car parks
- Other



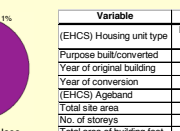
Ground Floor Uses

- Commercial/Public Buildings
- Hotels
- Residential Premises
- Retail Premises
- Services
- Catering



First Floor Uses

- Community Facilities
- Education
- Leisure/Entertainment
- Services



Typical Floor Uses

- Leisure/Entertainment
- Catering
- Services

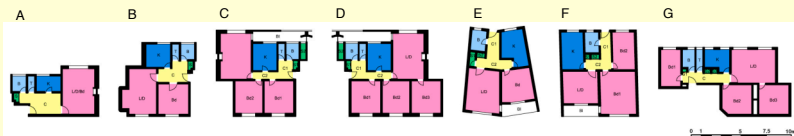


- Through road (all vehicles and pedestrians)
- Front through path (no vehicles)
- Driveways (all vehicles and pedestrians)
- Dead end roads (all vehicles and pedestrians)
- Front cul de sac path (no vehicle)
- Backside through path (no vehicle)
- Alleyway dead end (no vehicle)

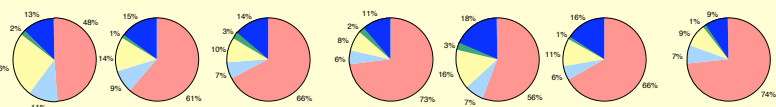
| Variable | Value |
|-----------------------------------|---|
| (EHCS) Housing unit type | Mixture of High Rise and Low Rise Purpose Built Flats |
| Purpose built/converted | Purpose Built |
| Year of original building | 1950 |
| Year of conversion | |
| (EHCS) Ageband | 1945-1964 |
| Total site area | 11701.32m ² (1.17ha) |
| No. of storeys | 4/5 Storeys and 8 Storeys |
| Total area of building foot print | 2104.66m ² (0.21ha) |
| No. of car parking spaces | 15 |
| No. of dwelling entrances | 20 |
| No. of non-residential entrances | 5 |

| Variable | Value |
|--------------------------------------|--------|
| No. of internal axial lines | 56 |
| No. of convex spaces | 84 |
| Ratio of axial lines/convex spaces | 0.78 |
| Mean Global Axial Integration | 1.2747 |
| Mean Global Convex Integration (RRA) | 0.1607 |
| Maze Index | 2.65 |
| No-neighbourhood score | 8.2 |
| Separation Index | 2.5 |
| Constitutedness rate | 28% |
| Neighbourliness score | 1.42 |
| Interface decomposition score | 1.78 |

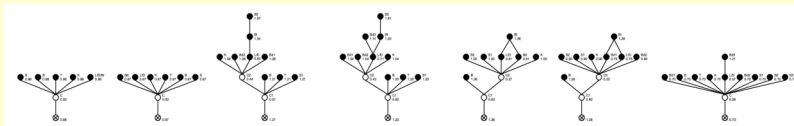
Flat Types



Layouts of Flat Types



- habitable space
- bathing
- circulation
- storage
- kitchen



L - Living; D - Dining; Bd - Bedrooms; K - Kitchen; B - Bathroom; T - Toilet; C - Circulation; S - Storage; Bl - Balcony note: values are of global integration - RRA

| Housing type | No. of convex spaces | No. of transition spaces | Mean Global Integration | Mean Depth from threshold | No. of entrances |
|--------------|----------------------|--------------------------|-------------------------|---------------------------|------------------|
| Type A | 7 | 1 | 1.19 | 1.83 | 1 |
| Type B | 8 | 1 | 1.28 | 1.85 | 1 |
| Type C | 11 | 2 | 0.9 | 2.72 | 1 |
| Type D | 12 | 2 | 0.93 | 3.38 | 1 |
| Type E | 9 | 2 | 1.04 | 2.66 | 1 |
| Type F | 10 | 2 | 1.12 | 3 | 1 |
| Type G | 11 | 1 | 1.47 | 2.2 | 1 |

| Housing type | No. of units | Total area (m2) | No. of living spaces | No. of bedrooms | No. of bedrooms |
|--------------|--------------|-----------------|----------------------|-----------------|-----------------|
| Type A | 8 | 29.56 | 1 | 1 | 2 |
| Type B | 4 | 37.37 | 1 | 1 | 2 |
| Type C | 28 | 47.8 | 1 | 2 | 3 |
| Type D | 36 | 57.18 | 1 | 3 | 5 |
| Type E | 12 | 42.34 | 1 | 1 | 2 |
| Type F | 20 | 51.7 | 1 | 1 | 3 |
| Type G | 1 | 53.7 | 1 | 3 | 5 |
| Totals | 129 | 319.65 | 7 | 12 | 22 |

DESIGN AND AMENITIES OF THE HOUSING BLOCKS

When Spa Green was close to completion in 1949, "The Times" announced that both the standard of design and the amenities provided in the housing blocks were far better than the average municipal housing scheme of the time. It was a scheme in which "Finsbury could take pride". Spa Green Estate was the first housing scheme in London to implement a Garchey refuse disposal system and all the flats were provided with central heating and hot water generated from a central oil-fired boiler house located on site. Apart from these technical and environmental innovations, all rooms are free from any internal projections in the forms of beams or columns. With the exception of the ground floor flats, all other flats have private balconies and kitchens are linked through serving hatchways to living areas.